

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 4, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GENERAL PLAN AMENDMENT

GPA-14270 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.19 acres at the northeast corner of "H" Street and Byrnes Avenue (APN 139-22-401-001), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting documentation
4. Justification Letter

Motion made by LAWRENCE WEEKLY to Approve the WITHDRAWAL WITHOUT PREJUDICE of Item 76 [GPA-14270], Item 77 [VAR-14273], and Item 78 [SDR-14277]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN, STEVE WOLFSON)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

KEN BALLARD, 1950 East Warm Springs Road, indicated that COUNCILMAN WEEKLY felt the proposed density was too great for this area. This item was held in abeyance to explore the possibility of MLA, which would allow two units.

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CAROL MEYER, 2661 Red Rock Street, stated that she researched many items and spoke with Planning staff, Planning Commissioners and COUNCILMAN WEEKLY'S office about the difficulty of working with this piece of property because of the discrepancy between the zoning and density. The original request was for Medium density, but she would like to change the request to a Medium Low Attached density to be able to put a duplex on this particular lot. This would eliminate the variance requests. If the request is not acceptable, she would prefer an abeyance to research this further.

DEPUTY CITY ATTORNEY BRYAN SCOTT replied that Planning staff would be able to tell her what the current zoning is and what is allowable on that particular parcel. If it is more restrictive than ML the application could proceed. If less restrictive, it would have to be renoticed as MLA. MS. MEYER replied that the revised application is more restrictive.

COUNCILMAN WEEKLY stated that the lot is too small for what is proposed. A duplex at this particular corner is inappropriate. Single-family detached homes are needed. He asked that the applicant withdraw the applications without prejudice to allow the opportunity to look at something that is more feasible and conducive to this neighborhood, possibly something that will bring more value to the area.

MR. BALLARD asked if a single-family development require a Special Use Permit. COUNCILMAN WEEKLY replied that if the applications are withdrawn, it would allow the applicant to come back and work with staff.

MARGO WHEELER, Director of Planning and Development Department, indicated that she could not find new plans. With regard to the question about one unit, it can be done administratively.

MR. BALLARD opted to withdraw without prejudice the applications as this would allow them to come back with another application within a year. COUNCILMAN WEEKLY added that this would allow the applicant to work with staff and have some dialogue with the residents of the area.

MAYOR PRO TEM REESE declared the Public Hearing closed.